132.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,891,000 / 1,891,000
					USE VALUE:	1,891,000 / 1,891,000
					ASSESSED:	1,891,000 / 1,891,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		WINDERMERE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HALL ANDREW
Owner 2:	GREENLEE JILL
Owner 3:	
Street 1:	24 WINDERMERE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WEEKLY GORDON D & SUSANC/TRS -
Owner 2:	MARIAN F WEEKLY TRUST -
Street 1:	91 BUCKBOARD RD
Twn/City:	DUXBURY
St/Prov:	MA Cntry:
Postal:	02332

NARRATIVE DESCRIPTION

This parcel contains .219 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 3060 Square Feet, with 1 Unit, 1 Bath, 3 3/4 Baths, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9519.000	1,242,300	13,700	635,000	1,891,000
Total Card	0.219	1,242,300	13,700	635,000	1,891,000
Total Parcel	0.219	1,242,300	13,700	635,000	1,891,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 617.99 /Parcel: 617.99

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 84991

GIS Ref

GIS Ref

Insp Date 05/29/20

!10310!

PREVIOUS ASSESSMENT

Parcel ID 132.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,242,300	13700	9,519.	635,000	1,891,000		Year end	12/23/2021
2021	101	FV	903,600	13700	9,519.	635,000	1,552,300		Year End Roll	12/10/2020
2020	101	FV	439,600	3500	9,519.	635,000	1,078,100	1,078,100	Year End Roll	12/18/2019
2019	101	FV	343,300	3500	9,519.	670,300	1,017,100	1,017,100	Year End Roll	1/3/2019
2018	101	FV	343,300	3500	9,519.	493,900	840,700	840,700	Year End Roll	12/20/2017
2017	101	FV	343,300	3500	9,519.	472,700	819,500	819,500	Year End Roll	1/3/2017
2016	101	FV	343,300	3500	9,519.	437,500	784,300	784,300	Year End	1/4/2016
2015	101	FV	324,500	3500	9,519.	366,900	694,900	694,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:29:44

LAST REV

Date	Time
08/19/21	11:17:32
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10310

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEEKLY GORDON D	71956-15	1	11/30/2018		1,145,000	No	No		
WEEKLY MARIAN	62736-128		10/3/2013	Convenience		No	No		
WEEKLY GORDON D	54163-164		1/19/2010	Family	1	No	No		
	13006-52		6/30/1976		56,400	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/30/2021	839	Solar Pa	29,920	C				
9/24/2019	1489		25,000					
3/22/2019	366	Addition	945,000	O				gut reno+addition+
3/3/2004	123	Add Bath	16,000	C		G6	GR FY06	REDO EXISTG BTH

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2020	Mail Update	MM	Mary M
5/29/2020	Measured	DGM	D Mann
5/29/2020	Permit Visit	DGM	D Mann
8/9/2019	Mail Update	JO	Jenny O
4/17/2019	SQ Returned	JO	Jenny O
5/1/2018	MEAS&NOTICE	CC	Chris C
11/13/2008	Meas/Inspect	345	PATRIOT
2/14/2005	Permit Visit	BR	B Rossignol
11/1/1999	Meas/Inspect	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	84991
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9519		Sq. Ft.	Site		0	90.	0.74	10									635,011						635,000	

Total AC/HA:	0.21853	Total SF/SM:	9519	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	635,011	Spl Credit		Total:	635,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1930	Eff Yr Blt:	2019
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	Yes
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	3	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.2	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	0.97537959
Const Adj.:	1.51015592
Adj $ / SQ:	198.852
Other Features:	145112
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1244804
Depreciation:	2490
Depreciated Total:	1242314

COMMENTS

OF=TOILET IN BMT VP=NV.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

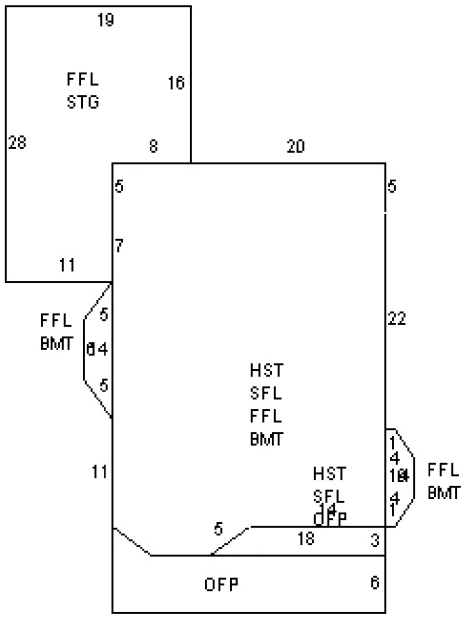
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	290.32
Special Features:	0	Val/Su Net:	248.21
Final Total:	1242300	Val/Su SzAd	384.97

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,556	198.850	309,413
BMT	Basement	1,120	59.660	66,814
SFL	Second Floor	1,114	198.850	221,521
HST	Half Story	557	174.990	97,469
STG	Storage	436	9.750	4,253
OFP	Open Porch	222	36.140	8,023

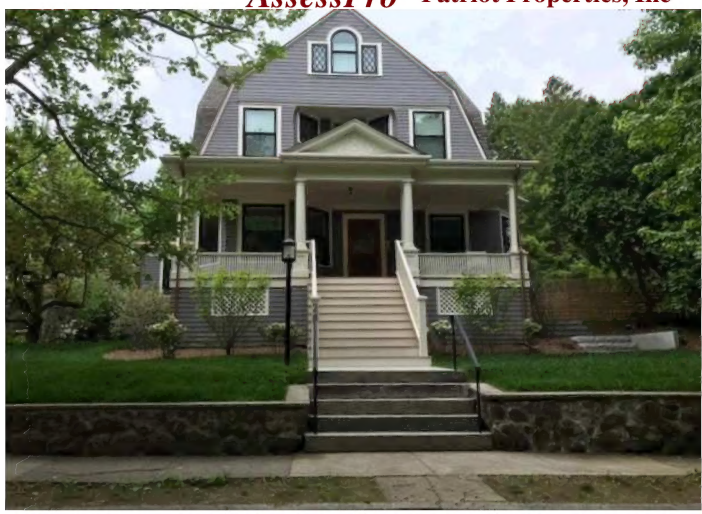
Net Sketched Area:	5,005			Total:	707,493
Size Ad	3227	Gross Area	5562	FinArea	3060

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	30		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

132.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	E	EX	2019	38.40	T	1	101			13,700			13,700

More:	N	Total Yard Items:	13,700	Total Special Featues:		Total:	13,700